

## July 2016 Sales Report: Lancaster County

### WATERFRONT HOMES:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
MUIRFIELD CT	\$375,000	\$395,000	102	WEEMS	RAPPAHANNOCK RIVER
MAJORS COVE	\$500,000	\$549,900	392	WHITE STONE	ANTIPOISON CREEK
ORAPAX ROAD	\$330,000	\$335,000	68	KILMARNOCK	INDIAN CREEK
SHOOTING STAR LN	\$262,500	\$299,000	222	WEEMS	CARTERS CREEK
MERRY POINT ROAD	\$850,000	\$875,000	123	LANCASTER	CORROTOMAN RIVER

Figure 1: Waterfront Homes Sold in Lancaster County, July 2016.

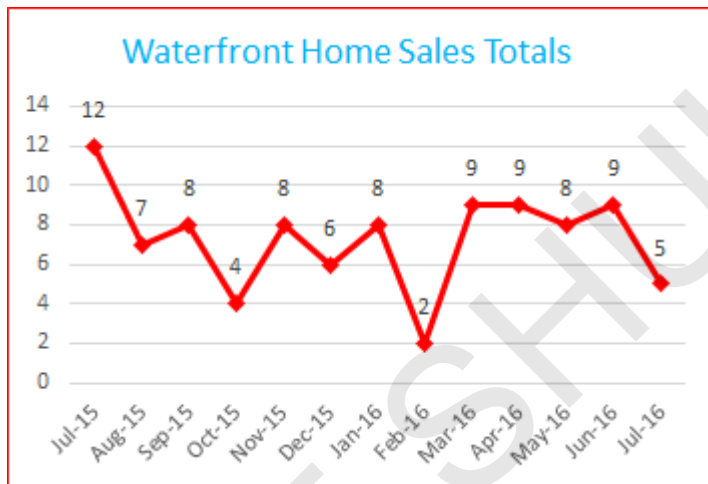


Figure 2: Waterfront Home Sales by Month.

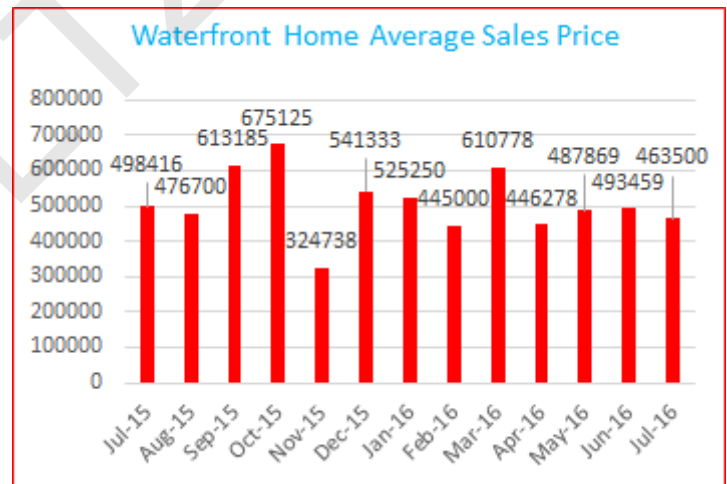


Figure 3: Waterfront Home Average Sales Price by Month.

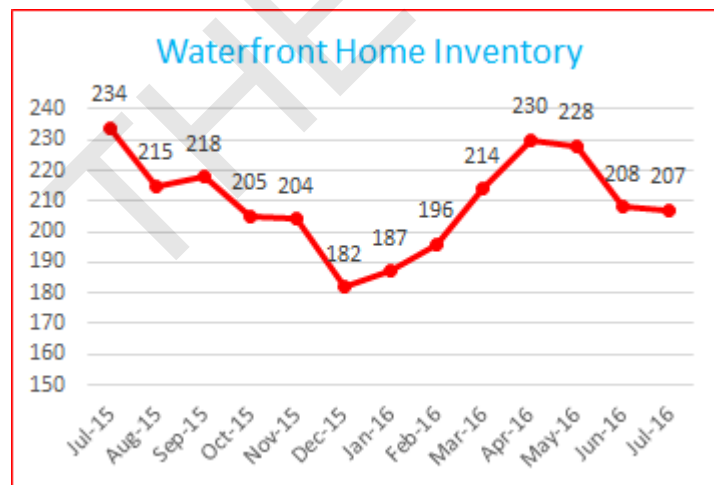
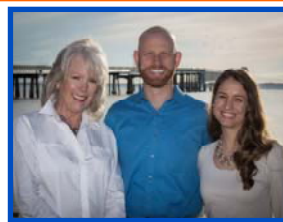


Figure 4: Active Waterfront Home Listings by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	50	47	6.4%
Dollar Volume	\$25,267,078	\$26,494,694	-4.6%
Avg. Sales Price	\$505,342	\$563,717	-10.4%
Median Sales Price	\$447,500	\$490,000	-8.7%
Avg. Days on Market	287	310	-7.2%
Inventory	207	234	-11.5%

Figure 5: Year to Date Sales Comparison between 2015 and 2016 for Waterfront



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### WATERFRONT LAND:

Street	Sold Price	List Price	Days on Market	City/Town	Body of Water
NO SALES THIS MONTH					

Figure 6: Waterfront Land Sold in Lancaster County, July 2016.

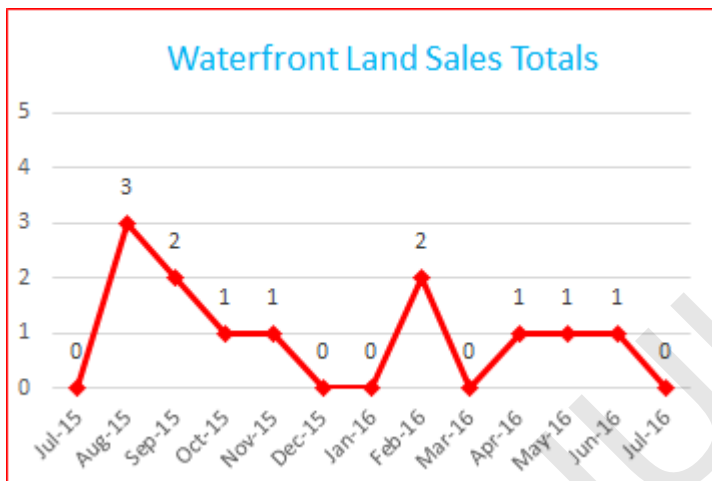


Figure 7: Waterfront Land Sales by Month.

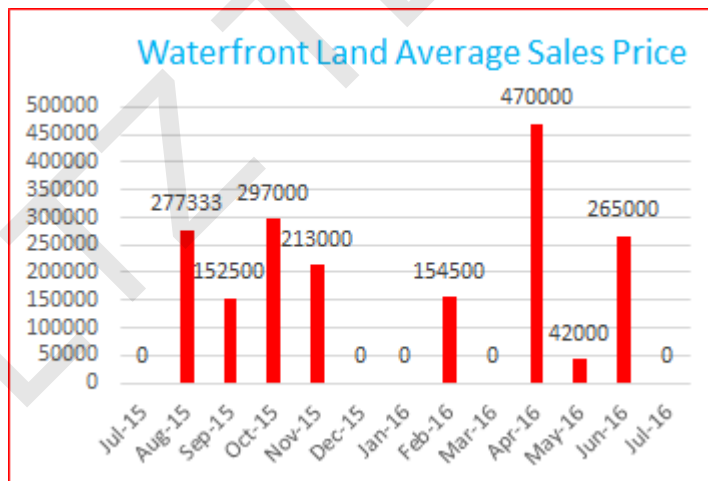


Figure 8: Average Waterfront Land Price by Month.

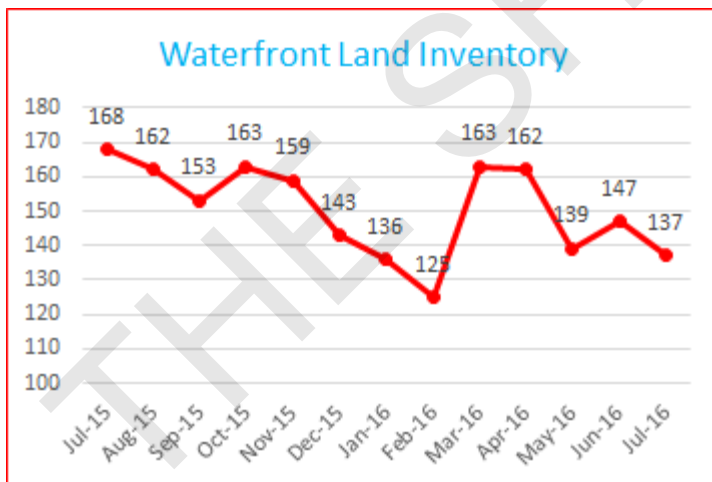
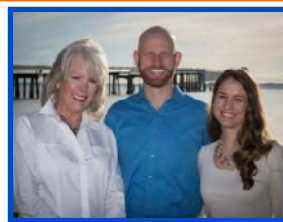


Figure 9: Active Waterfront Lot Listings by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	5	7	-40.0%
Dollar Volume	\$1,086,000	\$1,347,275	-24.1%
Avg. Sales Price	\$217,200	\$192,468	11.4%
Median Sales Price	\$256,000	\$175,000	31.6%
Avg. Days on Market	251	373	-48.7%
Inventory	137	168	-22.6%

Figure 10: Year to Date Sales Comparison between 2015 and 2016 for Waterfront Land.



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### OFF-WATER HOMES:

Street	Sold Price	List Price	Days on Market	City/Town
POHICKORY LANE	\$230,000	\$239,000	59	IRVINGTON
CLOVER LANE	\$78,000	\$78,000	108	LANCASTER
OUR WAY DRIVE	\$165,500	\$169,500	1388	KILMARNOCK
BENSON RD	\$74,500	\$76,500	26	WEEMS
KEITH AVENUE	\$199,500	\$225,000	74	KILMARNOCK
APPLE GROVE ROAD	\$95,000	\$85,000	102	WHITE STONE
MIDDLE GATE	\$288,500	\$319,500	532	IRVINGTON
BELMONT DRIVE	\$135,000	\$139,900	409	LANCASTER
LAUREL POINT ROAD	\$207,000	\$218,000	671	LANCASTER

Figure 11: Off-water Home Sales in Lancaster County, June 2016.

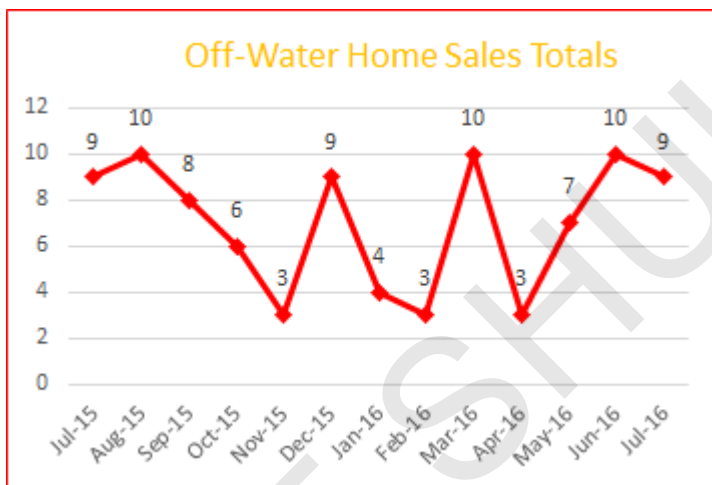


Figure 12: Off-water Home Sales by Month.

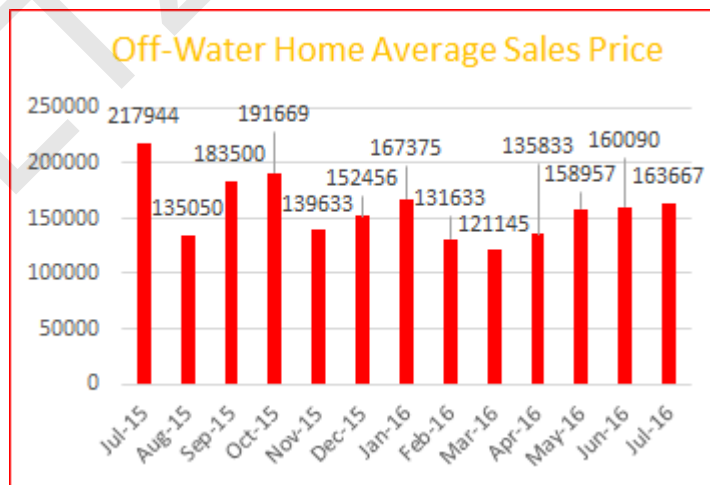


Figure 13: Average Off-water Home Price by Month.

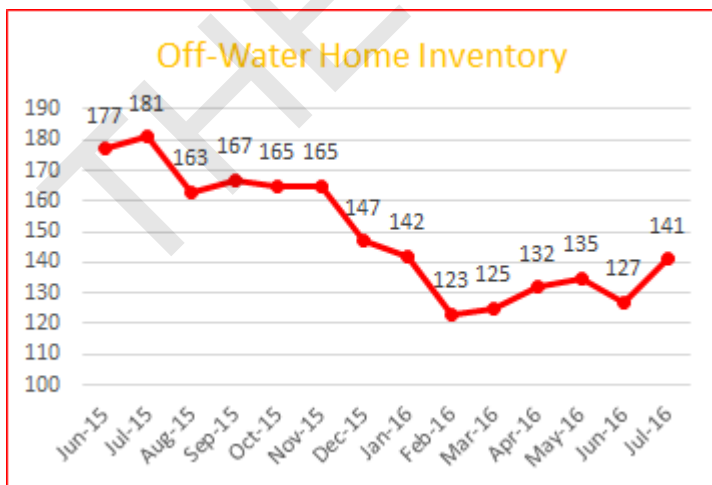


Figure 14: Active Off-Water Home Listings by Month.

Sales Comparison 2016 and 2015			
	2016	2015	Change
Units	47	37	27.0%
Dollar Volume	\$7,279,950	\$6,462,700	12.6%
Avg. Sales Price	\$154,893	\$174,668	-11.3%
Median Sales Price	\$138,000	\$155,000	-11.0%
Avg. Days on Market	299	250	19.5%
Inventory	141	181	-22.1%

Figure 15: Year to Date Sales Comparison between 2015 and 2016 for Off-Water Homes.